

MINUTES OF THE OLEY TOWNSHIP MUNICIPAL AUTHORITY  
MEETING HELD FEBRUARY 1, 2024

The regular meeting was called to order at 7:00 p.m. in the Oley Township Municipal Building by Kim Seidel with the following board members in attendance....Mark Hoch, Barry Angstadt, Kevin Bieber, and Joshua Kratzer. Also, from Entech Engineering Kim Mazur; Solicitors David Allebach and Gregory Philips; sewer plant operator Bryer Eshbach; and one citizen were in attendance. The Pledge of Allegiance to the American Flag was observed.

The meeting agenda was posted in the meeting room and the township website twenty-four hours prior to the start of the meeting. No public comment was heard on any of the listed agenda items.

There being no changes to the January 11, 2024 minutes, a motion was made by Kevin Bieber and seconded by Mark Hoch to approve the minutes of the January 11, 2024 meeting as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

The treasurers report was presented for the month. Sewer Fund: in the OPERATION & MAINTENANCE account the balance is \$38,842.99; in the REVENUE account \$520,539.64; and in the INVESTMENT FUND \$297,113.36. Water Fund: in the OPERATION & MAINTENANCE account the balance is \$1,390.76; in the REVENUE account \$108,527.50; in the INVESTMENT FUND \$213,494.71; and in the PROJECT FUND \$26.24. A motion was made by Kim Seidel and seconded by Barry Angstadt to approve and accept the treasurers report as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Donna M. Bechtel of 52 Clay Slate Road is requesting a payment plan for the third quarter 2023 sewer/water bill in amount of \$1,141.50 and for the fourth quarter 2023 sewer/water bill in amount of \$836.25 for a total amount of \$1,977.75, she has agreed to pay \$200 every two weeks beginning February 2, 2024. A motion was made by Kevin Bieber and seconded by Mark Hoch to establish a payment plan for Donna M. Bechtel for account number 517.01 of \$200.00 every two weeks beginning February 2, 2024 and in addition payment of the sewer/water bills as they are billed. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

The tenant of Oley Meadows Apartments at 38 Oley Meadows Drive is requesting a payment plan for the third quarter 2023 sewer/water bill in amount of \$300.00, he has agreed to pay \$150 on February 2, 2024 and \$150 on February 9, 2024. A motion was made by Barry Angstadt and seconded by Kim Seidel to establish a payment plan for Oley Meadows Apartments for account number 78.01 of \$150.00 to be paid February 2, 2024 and \$150.00 to be paid February 9, 2024 and in addition payment of the sewer/water bills as they are billed. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

MINUTES OF THE FEBRUARY 1, 2024 MEETING CONTINUED

Tami Weidman of 338 Main Street is requesting a payment plan for the third quarter 2023 sewer/water bill in amount of \$790.37, she had experienced a water leak during this quarter and she will pay \$395 per month beginning with February 2024. A motion was made by Joshua Kratzer and seconded by Mark Hoch to establish a payment plan for Tami Weidman for account number 157.02 of \$395.00 per month beginning with February 2024 and in addition payment of the sewer/water bills as they are billed. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Following is a list of past due accounts: (1) Eric & Veronica Schoellkopf, account #26, \$171.11; (2) John J. & Esther J. Miller, account #31, \$168.23; (3) Michael R. & Lori Dietrich , account #32, \$174.14; (4) Oley Meadows Apartments, account #85, \$325.00; (5) Oley Meadows Apartments, account #87, \$300.00; (6) Oley Meadows Apartments, account #89, \$300.00; (7) Oly East Associates, account #176, \$416.25; (8) John Reich, account #222, \$637.50; (9) Michael W. & Bethany J. Kline, account #318, \$307.00; (10) Brian P. & Traci L. Yorgey, account #344, \$418.50; (11) Nicholas Pollock, account #378, \$300.00; (12) Kevin S. Mitchell, account #382, \$300.00; (13) Daryl E. Hoch, account #393, \$300.00; (14) Joshua L. Zechman, account #404, \$325.00; (15) Randall A. & Lori M. Hoch, account #408, \$150.00; (16) Alon Touti, account #430, \$650.00; (17) Windstream Communications, account #456, \$711.75; (18) Perry R. Good, Jr., account #566, \$412.02; (19) Jennifer L. Essig, account #601, \$300.00; (20) Kyle J. Rhoads, account #658, \$545.54; (21) Ronald S. & Blanche T. Wegman, account #522, \$200.00 (only on public sewer); (22) Joseph Gechter, account #806, \$140.00 (only on public sewer); (23) Lee C. & Christina Lynn Hughes, account #817, \$174.02 (only on public sewer); (24) Linden Lime, LLC, account #491, \$896.44 (only on public sewer, liens filed through 6-30-23); (25) Brian Miller, II & Kaylee Wallace, account #734, \$1,810.55 (only on public sewer, liens filed through 6-30-23); and (26) Michael A. James, account #687, \$4,468.00 (only on public sewer, liens filed through 3-31-23). A reminder statement will be mailed to account numbers 522, 806, and 817 since they are only on public sewer and they only have one quarter outstanding. The Michael James property has not paid sewer bills since 2018 and we continue to file liens on this property. A motion was made by Kevin Bieber and seconded by Barry Angstadt to authorize our Solicitor to pull a property search on the Michael James property to determine what other liens may be filed on this property. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried. A motion was made by Kevin Bieber and seconded by Mark Hoch to mail a notice to account numbers 26, 31, 32, 85, 87, 89, 176, 222, 318, 344, 378, 382, 393, 404, 408, 430, 456, 566, 601, and 658 informing them that on February 12, 2024 at 12:00 p.m. their water will be turned off unless payment in full is received prior to that time and authorize our Solicitor to file a lien on account number 687 for non-payment of sewer bills from 4-1-23 to 9-30-23. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

The sewer/water bills for the fourth quarter 2023 have been generated by Dallas Data Systems and reviewed by Mr. Eshbach and Ms. Moyer for accuracy, some minor corrections were made. The bills were printed in the Authority office and mailed at the Oley Post Office today.

MINUTES OF THE FEBRUARY 1, 2024 MEETING CONTINUED

A report was provided on the operation at the sewer plant during the month. The following was reported: (1) SCADA programming performed for wet weather mode, the entire system needs to be upgraded, the previous estimate was between \$100,000 to \$150,000, a new quote will be obtained, Atty. Philips said the hardware would have to be put out for competitive bid unless it would be a Co-Stars vendor; (2) need to replace decant valve actuator on SBR2, will get quote by next month; (3) the Inn on Main, all the school buildings, and the fire company should be added onto the strong waste surcharge list, the grease traps at all the surcharge customers should be checked and we should receive reports when they are cleaned out; (4) the sewer and water rates, rules, and regulations should be updated since the last one had been done in 1994, Atty. Allebach said their office could work on this if we provide them with the 1994 version and all the resolutions making amendments to this printed version; (5) Mast Roofing measured roof for replacement, will possibly be \$50,000, Atty. Philips said we would need to bid this project, it was decided to patch the roof for now, Mr. Angstadt said he will talk to Wolf Roofing; (6) Mr. Bieber said there is a brick wall that is crippling and doors falling off, we need to keep up with repairs and develop a plan, it was decided to have Daryl Hoch look at the doors to determine what needs to be done; (7) the chlorine room should be airtight, it needs to be sealed and ventilated; and (8) Mr. Mazur looked at the Spotts, Stevens & McCoy GIS maps and he will prepare updated maps for the plant.

A report was provided on the operation at the water plant during the month. The following was reported: (1) pumped 2,937,880 gallons for the month; and (2) the Tier II reporting has to be completed.

Committee reports:

Administrative: A motion was made by Mark Hoch and seconded by Joshua Kratzer to adopt Resolution #1-2024 amending the Oley Township Municipal Authority's water and sewer service rates, rules and regulations related to accidental high-water consumption. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Finance: Mr. Bieber said Truist Bank has increased our rate of interest on our revenue and investment accounts.

Wastewater Plant: Nothing to report.

Water Plant: Nothing to report.

A presentation will be made to the Oley Township Board of Supervisors at their February 12, 2024 meeting of the Earl Township alternative analysis study prior to presenting this to Earl Township.

MINUTES OF THE FEBRUARY 1, 2024 MEETING CONTINUED

Atty. Allebach is working on the Hoshall and Rettew easements for the new proposed water storage tank but he indicated that the plans do not show the temporary construction easement. Mr. Mazur will add the temporary construction easement to the plan by next month. Atty. Allebach said next month we will need to adopt a resolution to begin the condemnation proceeding for these easements but he would suggest to talk to the Hoshall's and Rettew's prior to proceeding. Mr. Mazur received a quote of \$17,441 from Met-Ed to move the electric pole, this price includes tree work and equipment purchase, he will contact Met-Ed again and have a firm number for our next meeting. A motion was made by Kevin Bieber and seconded by Mark Hoch to authorize the Chairman and Secretary to execute an Amendment to Land Development Agreement with Oley Township that Oley Township Municipal Authority shall not be required to deposit with Oley Township any financial security to secure the completion of the requirement improvements for the Oley Township Municipal Authority New Water Storage Tank Land Development. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor...motion carried. Mr. Seidel asked if we could change the location of the water line on the plan. Mr. Mazur said we would then need to amend all permits and approvals received on the project.

Mr. Mazur said his staff have met with Ms. Moyer to begin the process of obtaining information for the lead service line inventory.

Mr. Mazur will be reviewing and providing comments on the Toll Bell III Subdivision Preliminary Plan.

Mr. Mazur said he will soon have the response report finalized to submit to DEP on the water supply inspection report that we recently received.

Mr. Mazur said the Wellhead Protection Zone around Well #1 is a one hundred foot radius, parts of this zone are not owned by the Authority and we currently have no easements, some of the issues have been addressed. Mr. Mazur is preparing a plan to re-grade the gravel drive toward the existing northwest swale, recut the swale, install water deflectors, and to re-grade the ground immediately around the well building so all water drains away from the building.

Atty. Allebach picked up the current files from our previous Solicitor John Muir, but the closed out files from the past twenty years are located at a file storage facility off-site. It was discussed as to whether we need these closed out files and it was decided that we should get them to determine if there would be anything in them that we should retain.

Mr. Bieber said there had been discussion that the electrician used at the plants would be retiring, he would suggest to contact Yoder's Electrical located on Main Street in Oley.

MINUTES OF THE FEBRUARY 1, 2024 MEETING CONTINUED

Mr. Bieber understands that the water meter located at the Anne Gehret property at 197 Main Street may not be working and she is not allowing our personnel access to change out this meter, he feels arrangements need to be made with Ms. Gehret to access this meter to determine whether it is functioning properly.

Mr. Bieber commented that the communications has been great between board members, employees, and professionals since the beginning of this year.

Mr. Kratzer asked if the township would bill the Authority for work performed on the regrading project. Ms. Moyer said there is a system in place that the township can bill the Authority for time and materials.

The following bills were presented for payment for the Sewer System:

Michael A. Eshbach	---	3,012.63
Paul A. Herb	---	37.30
Bryer M. Eshbach	---	2,534.97
Michael A. Eshbach	---	2,869.26
Bryer M. Eshbach	---	2,337.04
Infinisource, Inc.	---	2,778.91
Infinisource, Inc.	---	293.95
Infinisource, Inc.	---	2,478.20
Infinisource, Inc.	---	46.15
Met-Ed	---	2,394.35
Windstream Conestoga, Inc.	---	338.70
Verizon Wireless	---	61.14
Envirep, Inc.	---	3,315.34
Delaware County Solid Waste Auth.	---	429.60
Denali Water Solutions, LLC	---	515.00
M.J. Reider Associates, Inc.	---	1,279.75
Oley Township	---	149.30
Cardmember Service	---	388.11
Ridge Support Technologies	---	410.95
Dallas Data Systems, Inc.	---	1,200.00
Eastern Alliance Insurance Group	---	1,074.00
Entech Engineering, Inc.	---	859.19
Kozloff Stoudt	---	<u>1,144.00</u>
<b>TOTAL SEWER BILLS</b>	---	<b>\$29,947.84</b>

MINUTES OF THE FEBRUARY 1, 2024 MEETING CONTINUED

The following bills were presented for payment for the Water System:

Met-Ed	—	\$ 1,300.69
Eddinger Propane Gas, Inc.	---	728.36
Bryer M. Eshbach	---	51.57
Bryer M. Eshbach	---	1,806.18
Cardmember Service	---	174.95
M.J. Reider Associates, Inc.	---	640.00
Entech Engineering, Inc.,	---	2,162.50
Kozloff Stoudt	---	<u>855.00</u>
<b>TOTAL WATER BILLS</b>	—	<b>\$7,719.25</b>

A motion was made by Kevin Bieber and seconded by Kim Seidel to approve the above bills for the sewer and water systems as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Public comment:

1. Daniel E. Levengood – The driveway between Well #2 and Well #3 still is a problem and has not been repaired.

The next regular meeting will be held Thursday, March 7, 2024 at 7:00 P.M.

There being no further business, a motion was made by Kevin Bieber and seconded by Joshua Kratzer to adjourn the meeting at 9:05 p.m. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Respectfully submitted,

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Shirley M. Moyer

cc: K. Seidel  
M. Hoch  
B. Angstadt  
K. Bieber

J. Kratzer  
D. Allebach  
G. Philips  
K. Mazur

J. Spatz  
L. Schaeffer  
E. Pollock  
K. Picardi